BILL GARRETT, Davidson County
Trans:T20150065214 DEEDWARR
Recvd: 08/06/15 10:17 3 pgs
Fees:18.00 Taxes:666.00
20150806-0078303

WARRANTY DEED

REYNOLDS-H15183

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF July, 2015.

Notary Public

(Affix Seal)

My Commission Expires: 4/2/18

BONNIE J BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Paula Y. Reynolds	Legacy Home Loans, LLC	034.07-0A-033.00 CO
816 Travis Springs Drive	4025 Hillsboro, Rd Ste. 601	
Madison, TN 37115	Nashville, TN 37215	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SEASIDE TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto PAULA Y. REYNOLDS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot Number One (1) on the Plan of Resubdivision of Phase Two, Harbor Village of record in Plat Book 8250, Page 886, Register of Deed's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of said lot.

Being the same property conveyed to Seaside Trust by deed from Robert J. Thoms Irrevocable Trust of record at RB 201406050048760, recorded on 06/05/2014, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 816 Travis Springs Drive, Madison, Tennessee 37115
.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 23rd day of July, 2015 :

Joel C. Cooper individually, as Executor a of the Estate of Robert J. Thoms, as Co-Trustee of the Estate of Robert J. Thoms Revocable trust, as a member of Travis Springs, LLC and as sole shareholder of Forest Haven, Inc.

State of Tennessee)
County of Sumner)

Before me, Rhonda M Hannah of the state and county mentioned, personally appeared Joel C. Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument, and acknowledged that such person executed the same as such person (or person's) free act and deed, and who, upon oath, acknowledged such person to be authorized to execute the instrument on behalf of and Executor of the Estate of Robert J. Thoms and on behalf of and as Co-Trustee of the Robert J.Thomas Revocable Trust and on behalf of and as Co-Trustee of the Seaside Trust and executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Sumner County, this 23 day of July 2015

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019

Patricia A. Thoms individually, as Co-Trustee of the Robert J. Thoms Revocable Trust, and as Co-Trustee of the Seaside Trust

State of Tennessee)
County of Sumner)

Before me, Rhonda M Hannah of the state and county mentioned, personally appeared Patricia A. Thoms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument, and acknowledged that such person executed the same as such person (or person's) free act and deed, and who, upon oath, acknowledged such person to be authorized to execute the instrument on behalf of and as Co-Trustee of the Robert J.Thomas Revocable Trust and on behalf of and as Co-Trustee of the Seaside Trust and executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Sumner County, this 23 day of July 2015

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019

April E. Zachary individually and as Co-Trustee of the Seaside Trust

State of Tennessee)
County of Sumner)

Before me, Rhonda M. Hannah of the state and county mentioned, personally appeared April E. Zachary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument, and acknowledged that such person executed the same as such person (or person's) free act and deed, and who, upon oath, acknowledged such person to be authorized to execute the instrument on behalf of and as Co-Trustee of the Seaside Trust and executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Sumner County, this 23 day of July 2015

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019

Robert G. Perkins

Robert G. Perkins individually and as Co-Trustee of the Seaside Trust

State of California)
County of San Bernardino

Before me, Gina Perez, Notary Public of the state and county mentioned, personally appeared Robert G. Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument, and acknowledged that such person executed the same as such person (or person's) free act and deed, and who, upon oath, acknowledged such person to be authorized to execute the instrument on behalf of and as Co-Trustee of the Seaside Trust and executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Chino Hills this 23rd day of July 2015

Notary Public

My Commission Expires: May 21, 2017

BCT 4 GINA PEREZ COMM. #2025560 Notary Public - California SAN BERNARDINO COUNTY My Comm. Exp. May 21, 2017 BCT 4